

UNDER CONTRACT



Ponder Road Residential Tract!

22.29 +/- Acres | Cleveland County, NC | \$275,000



ADDRESS

110 Ponder Rd
Grover, NC 28073

LOCATION

From Charlotte, take I-85 S to exit 4, follow Hwy 29/216 into Grover, R on Carolina Ave, R onto Cleveland Ave, R on Brookfield Dr, R on Ponder Rd, property on the right. Do not drive or walk down driveway to private residence property surrounds.

PROPERTY SUMMARY

Escape to the serenity of your own private haven on this magnificent 22.29 +/--acre property near Grover, NC. This remarkable parcel of land offers a harmonious blend of natural beauty and is close enough yet far enough from the city. Whether you're seeking a peaceful escape or an investment opportunity, this land presents many possibilities. It's conveniently located just a short drive from Catawba Two Kings Casino, while also being easily accessible to Shelby, NC, and a 40 +/- minute commute to Charlotte-Douglas Airport for your travel needs. County water is available and a septic system will be required. No perc test on file. The owner has previously sold the home and approximately .87 acres in which the property surrounds. The property is enrolled in timber / Present Use Value (PUV) for deferred property taxes. If the buyer elects not to re-enroll the property back into PUV or does not qualify, the buyer will be responsible for rollback taxes and interest.

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